

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-031 Date Received: 6/2/15

Application Accepted by: SP & ET Fee: \$1900 -

Comments: Assigned to Eliza Thrush; 645-1341; elthrush@

columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1560 Old Leonard Ave., Columbus, OH Zip: 43219

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-275825; 010-000691

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): LM Requested Zoning District(s): AR-1

Area Commission or Civic Association: North Central Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):

From vacant lot to apartment complex development.

Proposed Height District: 35 ft. [per Columbus City Code Section 3309.14] Acreage 1.6125

APPLICANT:

Name: Michele Reynolds Phone Number: (614) 253-8969 Ext.: _____

Address: 1561 Old Leonard Ave. City/State: Columbus, OH Zip: 43219

Email Address: michele.johnson@theexitprogram.com Fax Number: (614) 824-1143

PROPERTY OWNER(S) ☐ Check here if listing additional property owners on a separate page

Name: Old Leonard Holdings, LLC Phone Number: (614) 253-8969 Ext.: _____

Address: 1561 Old Leonard Ave. City/State: Columbus, OH Zip: 43219

Email Address: michele.johnson@theexitprogram.com Fax Number: (614) 824-1143

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Nick Cavalaris Phone Number: (614) 462-5443 Ext.: _____

Address: 65 E. State Street, Suite 1800 City/State: Columbus, OH Zip: 43215

Email Address: ncavalaris@keglerbrown.com Fax Number: (614) 464-2634

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Michele Reynolds

PROPERTY OWNER SIGNATURE Michele Reynolds

ATTORNEY / AGENT SIGNATURE Nick Cavalaris

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: 215-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Nick Cavalaris

of (1) MAILING ADDRESS 65 E. State Street, Suite 1800, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1560 Old Leonard Ave., Columbus, OH 43219

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/2/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Old Leonard Holdings, LLC
1561 Old Leonard Ave.
Columbus, OH 43219

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Michele Reynolds
(614) 253-8969

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) North Central Area Commission
c/o Carlon Fraley
2107 Bancroft St., Columbus, OH 43219

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List** or the **County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT

Nick Cavalaris

Sworn to before me and signed in my presence this 2nd day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

N/A
My Commission Expires

Notary Seal Here



Sara J. Radcliffe, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This commission expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

APPLICANT

Michele Reynolds
1561 Old Leonard Avenue
Columbus, OH 43219

PROPERTY OWNER

Old Leonard Holdings, LLC
1561 Old Leonard Avenue
Columbus, OH 43219

ATTORNEY

Ian R.D. Labitue
Kegler, Brown, Hill + Ritter
65 E. State St., #1800
Columbus OH 43215

**AREA COMMISSION OR
NEIGHBORHOOD GROUP**

North Central Area Commission
c/o Carlon Fraley
2107 Bancroft St.
Columbus, OH 43219

SURROUNDING PROPERTY OWNERS

Our Masonry Co.
c/o Clayton Ross
1335 Dublin Road, Ste. 113C
Columbus, OH 43215

L&N - Up Alum Creek, LLC
c/o SIJ Partnership, LLC
3540 E. Fulton Street
Columbus, OH 43227

Mt. Carmel Holy Church of America
PO Box 32399
Columbus, OH 43232

Greenstone Dwellings, LLC
605 N. High Street
Columbus, OH 43215

Daman Investments, LLC
16071 Hunters Run
Marysville, OH 43040

Lakeside REO Ventures, LLC
1370 Ontario Street
Cleveland, OH 44113

Bertha M. Ware
2506 Callier Springs Road E.
Rome, GA 30161

City of Columbus
Land Bank
50 W. Gay Street, 4th Floor
Columbus, OH 43215

Alice M. & Clarence T. Jackson
792 Bassett Avenue
Columbus, OH 43219

Mae V. Welch
6650 Miller-Paul Road
Westerville, OH 43082

S & S Properties
730 N. Rose Avenue
Columbus, OH 43219

Vernia Jackson
778 Bassett Avenue
Columbus, OH 43219

Mt. Carmel Holy Church of America,
Inc.
764 Bassett Avenue
Columbus, OH 43219

Airport Taxi Service, Inc.
6767 Cowan Street
Dublin, OH 43017

127 North Main LLC
127 N. Main Street
Marion, OH 43302

Isaac Snider
670 Juniper Lane
Columbus, OH 43230

NISRE Holdings, LLC
897 Oakwood Avenue
Columbus, OH 43206

Brian H. and Theresa Taylor
5081 Maplewood Drive
Columbus, OH 43231

215-031

1570 Old Leonard Ave., Ltd.
168-1-1301 Yamashita-Cho
Yokohama, Kanagawa 2310023

Clayton Ross
1335 Dublin Road, Ste. 113C
Columbus, OH 43215

SIJ Partnership, LLC
3540 E. Fulton Street
Columbus, OH 43227

Rezoning Application

DEPARTMENT OF BUILDING
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757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 215-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nick Cavalaris

of (COMPLETE ADDRESS) 65 E. State Street, Suite 1800, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Old Leonard Holdings, LLC 1561 Old Leonard Ave. Columbus, OH 43219	2.
3.	4.

SIGNATURE OF AFFIANT

Nick Cavalaris

Sworn to before me and signed in my presence this

2nd

day of

June

, in the year

2015

SIGNATURE OF NOTARY PUBLIC

Sara J. Radcliffe

N/A

Notary Seal Here

My Commission Expires



Sara J. Radcliffe, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Disclosure expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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City of Columbus Zoning Plat

215-031
N



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010275825 & 010000691

Zoning Number: 1560

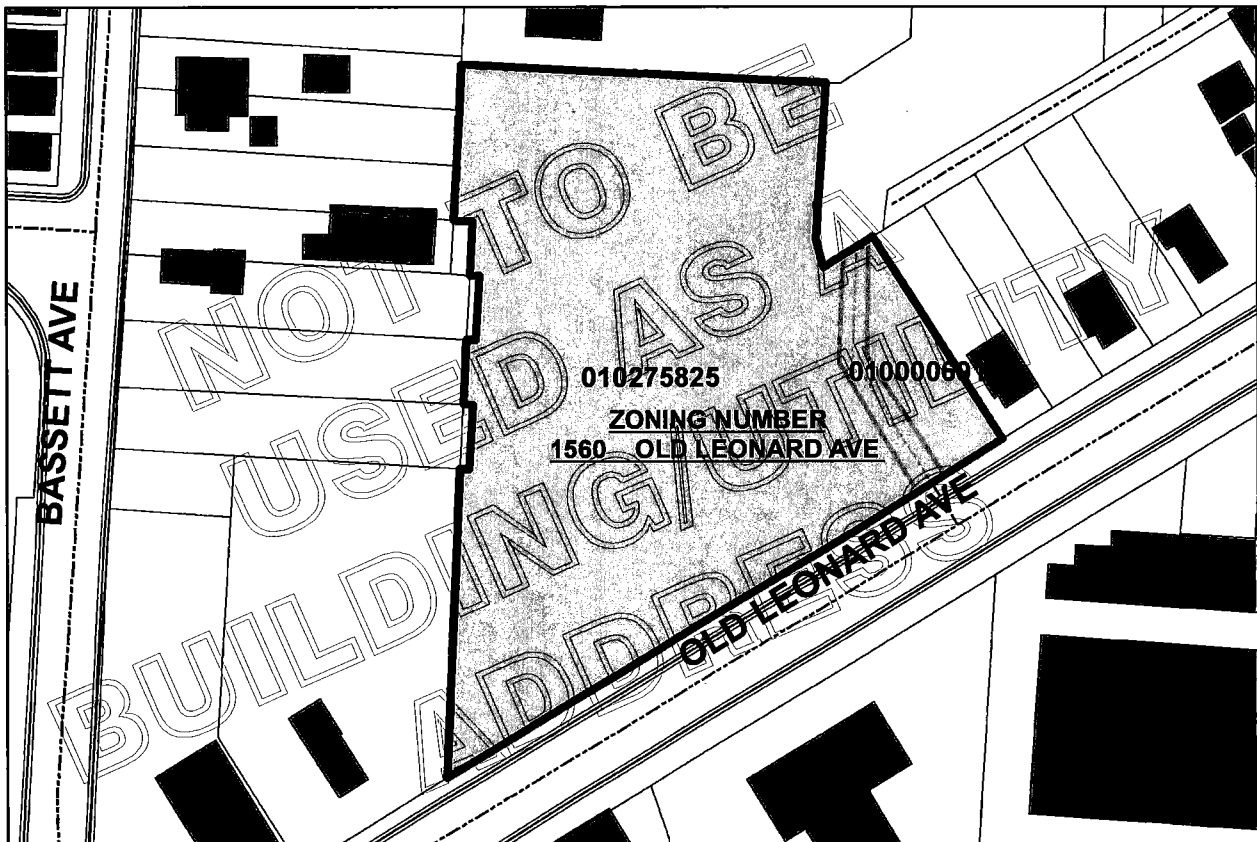
Street Name: OLD LEONARD AVE

Lot Number : N/A

Subdivision: N/A

Requested By: KEGLER BROWN HILL & RITTER (IAN LABITUE)

Issued By: *Edyana Williams* Date: 5/22/2015



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 34389

MAP ID: S

DATE: 5/26/15



Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

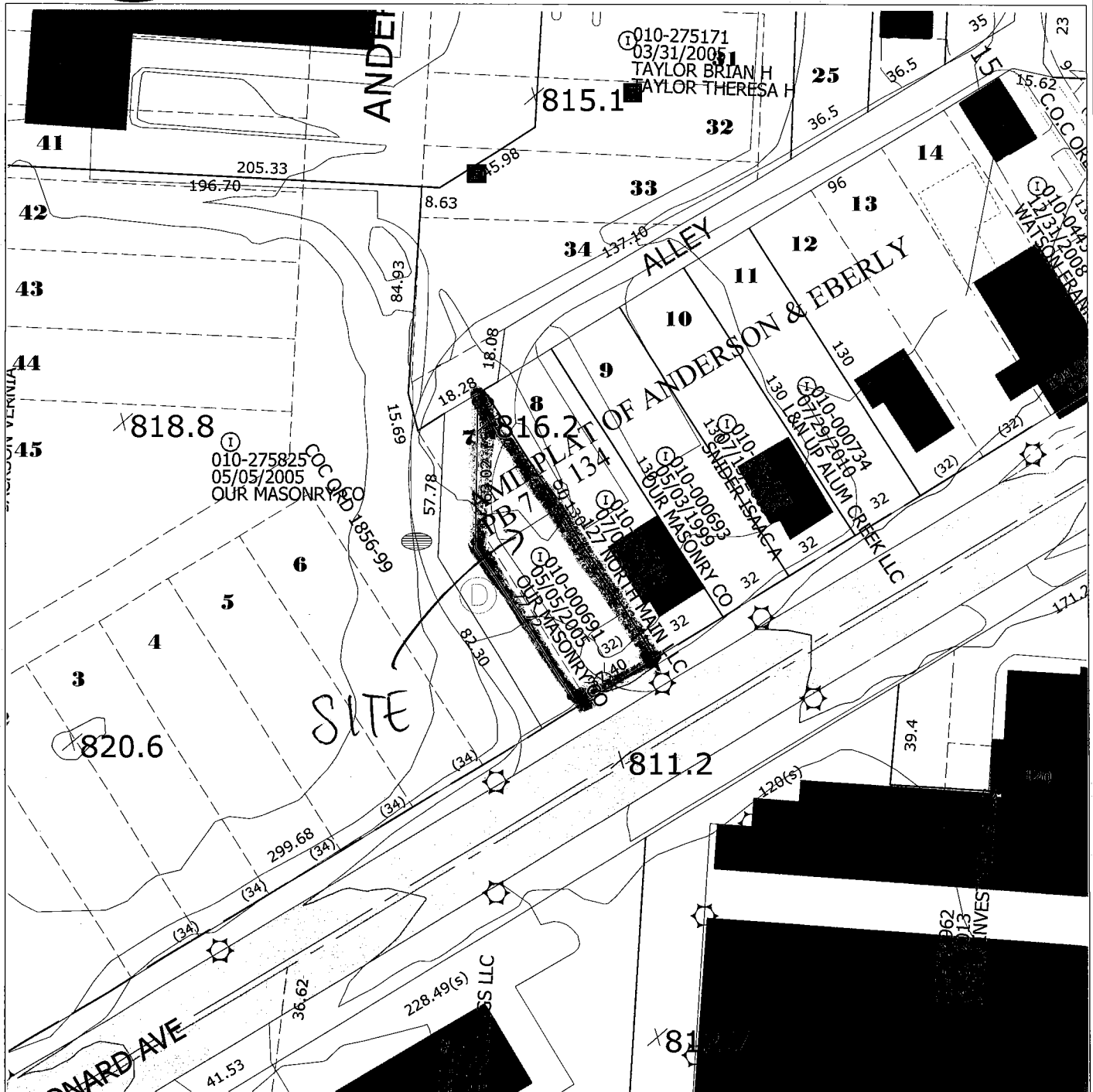
215-031



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 5/26/15



Disclaimer

Scale = 60

 ↑
Grid
North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

215-031

L-M to AR-1

PARCEL ONE (1.522 Acres)

Situated in the State of Ohio, County of Franklin, City of Columbus and Township 5 North, Range 22 West, Half Section 3, Refugee Lands, and being 1.522 acre parcel consisting of Lot Numbers 1, 2, 3, 4, 5, 6, 42, 43, 44 and 45 and a portion of Lot Number 41 and portions of one (1) unnamed 15' wide alley and a 50' wide Anderson Avenue, all as indicated on the plat of "Anderson & Eberly Amended Subdivision" and of record in Plat Book 7, Page 134, and said Lot Numbers being a portion of the property conveyed to Our Masonry Company, Inc., as Parcel I in Instrument Number 199905030109830, and said portions of alley and street being as vacated in City of Columbus City Council Ordinance Number 1856-99 and being the 0.056 acre 15' wide unnamed alley Parcel B, and a portion of the 0.524 acre 50' wide Anderson Avenue parcel as conveyed to Our Masonry Company, Inc. in Instrument number 199911090281211, with all record references herein cited being to the records of the Franklin County Recorder's Office, Columbus, Ohio and said 1.522 acre parcel more particularly bounded and described as follows:

Beginning for reference at an iron pin set at the northwesterly corner of the 0.092 acre 10' wide unnamed alley parcel vacated in said City of Columbus City Council Ordinance Number 1856-99 and conveyed to Our Masonry Company, Inc. in Instrument Number 199911090281211, and said iron pin set being on the southerly right-of-way line of an unnamed 10' wide alley (per Plat Book 7, Page 134) located at the westerly terminus of Gibbard Avenue (formerly Anderson Avenue per Plat Book 7, Page 134);

Thence S 03° 09' 19" W, leaving said southerly right-of-way line of the unnamed 10' wide alley and along the easterly line of an unnamed alley being westerly of, and adjacent to said unnamed 10' wide alley, the westerly line of said 0.092 acre parcel, the easterly line of the property conveyed to William V. Bailey in Deed. Volume 2075, Page 539 and the easterly line of the property conveyed to Jason Wilson in Instrument Number 200410060233538, a distance of 113.28 feet to an iron pin set at the southeasterly corner of said Wilson property and at the northeasterly corner of the 0.041 acre 10' wide unnamed alley parcel vacated in said City of Columbus City Council Ordinance Number 1856-99 and conveyed to Our Masonry Company, Inc in Instrument Number 199911090281211;

Thence N 86° 59' 27" W, along the northerly line of said 0.041 acre alley parcel and the southerly line of said Jason Wilson property, a distance of 10.00 feet to an iron pin set at the northwesterly corner of said 0.041 acre alley parcel and the northeasterly corner of Lot Number 1 of the Flavious J. Kistler's Subdivision, and of record in Plat Book 5, Page 461; Thence S 03° 09' 19" W, along the westerly line of said 0.041 acre alley parcel and the easterly line of said Lot Number 1, and along the easterly lines of Lot Numbers 2, 3 and a portion of 4 of said Flavious J. Kistler's Subdivision, a distance of 92.99 feet to an iron pin set at the true point of beginning of the parcel herein described;

Thence S 86° 07' 14" E, leaving said westerly line of the 0.041 acre alley parcel and said easterly line of Lot Number 4, and crossing said 0.041 acre alley parcel, said 0.092 acre alley parcel, said Lot Number 41 and said 0.524 acre Anderson Avenue parcel, a distance of 196.70 feet to an iron pin set on an easterly line of said 0.524 acre Anderson Avenue parcel and the westerly line of Lot Number 33 of said Anderson & Eberly Amended Subdivision;

Thence S 03° 09' 19" W, along said easterly line of the 0.524 acre Anderson Avenue parcel and said westerly line of Lot Number 33, and along the westerly line of Lot Number 34 of said Anderson & Eberly Amended Subdivision, a distance of 84.93 feet to an iron pin set at the southwest corner of said Lot Number 34 and the northwesterly corner of the 0.041 acre 15' wide unnamed alley Parcel A vacated in said City of Columbus City Council

Ordinance Number 1856-99 and conveyed to Our Masonry Company, Inc. in Instrument Number 199911090281211;

Thence S 14° 29' 47" E, along an easterly line of said 0.524 acre Anderson Avenue parcel and the westerly line of said 0.014 acre alley parcel, a distance of 15.69 feet to an iron pin set at the northwesterly corner of Lot Number 7 of said Anderson & Eberly Amended Subdivision;

Thence N 58° 30' 00" E, leaving said easterly line of the 0.524 acre Anderson Avenue parcel, and aalong the southerly line of said 0.014 acre alley parcel and the northerly line of said Lot Number 7, a distance of 11.71 feet to an iron pin set at the northwesterly corner of the 0.048 acre 15' wide unnamed alley conveyed to the City of Columbus Ohio in Instrument Number 199911120283467;

Thence S 02° 26' 45" W, leaving said southerly line of the 0.014 acre alley parcel and said northerly line of Lot Number 7, and along the westerly line of said 0.048 acre alley parcel, and crossing a portion of said Lot Number 7 and a portion of said 0.524 acre Anderson Avenue parcel, a distance of 57.50 feet to an iron pin set;

Thence S 31° 30' 00" E, along a westerly line of said 0.048 acre alley parcel and crossing a portion of said 0.524 acre Anderson Avenue parcel, a distance of 82.30 feet to an iron pin set at the southwesterly corner of said 0.048 acre alley parcel, and said iron pin set being on the southerly line of said 0.524 acre Anderson Avenue parcel and the northerly right-of-way line of Old Leonard Avenue (60' wide);

Thence S 58° 30' 00" W, along said southerly line of the 0.524 acre Anderson Avenue parcel and the southerly lines of said Lot Numbers 6, 5, 4, 3, 2 and 1, and along said northerly right-of-way line of Old Leonard Avenue, a distance of 302.20 feet to an iron pin set at the southwesterly corner of said Lot Number 1 and the southeasterly corner of the property conveyed to Mae J. Welch in Official Records Volume 30234, Page D05;

Thence N 03° 09' 19" E, leaving said northerly right-of-way line of OM Leonard Avenue, and along the westerly line of said Lot Number 1, the easterly line of said Mae J. Welch property and a westerly line of said 0.092 acre alley parcel, a distance of 171.72 feet to an iron pin set on the southerly line of the property conveyed to Mae V. Welch in Instrument Number 200309300312735;

Thence along eight (8) westerly lines of said 0.092 acre alley parcel and the adjoining property of said Mae V. Welch, the property conveyed to Quality Farms in Official Record Volume 27082, Page E16, the property conveyed to Vernia Jackson in Official Record Volume 28366, Page E09 and Lot Number 7 of said Flavious J. Kistler's Subdivision by the following courses and distances:

- 1) S 86° 59' 27" E, a distance of 5.00 feet to an iron pin set;
- 2) N 03° 09' 19" E, a distance of 35.00 feet to an iron pin set;
- 3) N 86° 59' 27" W, a distance of 5.00 feet to an iron pin set;
- 4) N 03° 09' 19" E, a distance of 35.00 feet to an iron pin set;
- 5) S 86° 59' 27" E, a distance of 5.00 feet to an iron pin set;
- 6) N 03° 09' 19" E, a distance of 35.00 feet to an iron pin set;
- 7) N 86° 59' 27" W, a distance of 5.00 feet to an iron pin set;
- 8) N 03° 09' 19" E, a distance of 30.00 feet to an iron pin set at the southeasterly corner of said 0.041 acre parcel;

Thence N 86° 59' 27" W, leaving said westerly line of the 0.092 acre alley parcel and along the southerly line of said 0.041 acre parcel, a distance of 10.00 feet to an iron pin set at the southwesterly corner of said 0.041 acre parcel and the southeasterly corner of Lot Number 6 of said Flavious J. Kistler's Subdivision;

Thence N 03° 09' 19" E, along the westerly line of said 0.041 acre parcel and the easterly lines of Lot Numbers 6 and 5 of said Flavious J. Kistler's Subdivision, and along a portion of said easterly line of Lot Number 4, a distance of 86.06 feet to the true point of beginning of the parcel herein described, containing 1.522 acres, more or less, and subject to all legal easements, restrictions, and rights-of-way of previous record.

The basis of bearings for this description is the southerly right-of-way line of Gibbard Avenue (45' wide — 50' wide) and the northerly line of the vacation of Anderson Avenue (50' wide), being S 86° 36' 25" E, as indicated in the description of the 0.524 acre Anderson Avenue parcel conveyed to Our Masonry Company, Inc. in Instrument Number 199911090281211, Franklin County Recorder's Office, Columbus, Ohio.

The iron pins set are thirty (30) inches in length, three-quarter ($\frac{3}{4}$) inch diameter, hollow iron pipes with a plastic yellow cap stamped "P & L Syst.).

This description was prepared by P & L Systems, Inc. in February of 2005 from public record information and actual field surveys of the premises conducted in 1999 and January 2005.

PARCEL TWO (0.0905 Acre)

Situated in the City of Columbus, County of Franklin, and State of Ohio and being a part of lot 7 and part of Anderson Avenue of The Amended Plat of Anderson and Eberly's Amended Leonard Avenue Addition as recorded in Plat Book 7, page 134, being the residual of lot 7 conveyed to OUR MASONRY COMPANY, INC., by Instrument No. 199905030109830 and a portion of Anderson Avenue vacated by the City of Columbus in Ordinance No. 1856-99 and as quit claimed by IN 199911090281211, all documents reference herein are of record with the Franklin County Recorder, Columbus, Ohio, bound and described as follows:

Beginning at PK nail found at the centerline intersection of Leonard Avenue (60.00 feet) and Taylor Avenue (45.00 feet);

Thence South 58°30'00" West 366.08 feet along the centerline of said Leonard Avenue to a point;

Thence North 31°30'00" West 30.00 feet, to a 3/4" iron pipe found on the north line of said Leonard Avenue and the southeast corner of a 0.048 acre tract as conveyed to the City of Columbus by Instrument No. 199911120283467, this being the principle place of beginning;

Thence North 31°30'00" West 77.72 feet, along the easterly line of said 0.048 acre tract and crossing said vacated Anderson Avenue to a 3/4" iron pipe found;

Thence North 2°26'45" East 63.02 feet, along said easterly line of said 0.048 acre tract, crossing said vacated Anderson Avenue and passing through said lot 7 to a 3/4" iron pipe found on the northerly line of said lot 7 and the southerly line of a 0.616 acre tract conveyed to Brian N. and Theresa H. Taylor by Instrument No. 200503310059054 being the south line of a 15' vacated alley by City of Columbus ord. 1856-99;

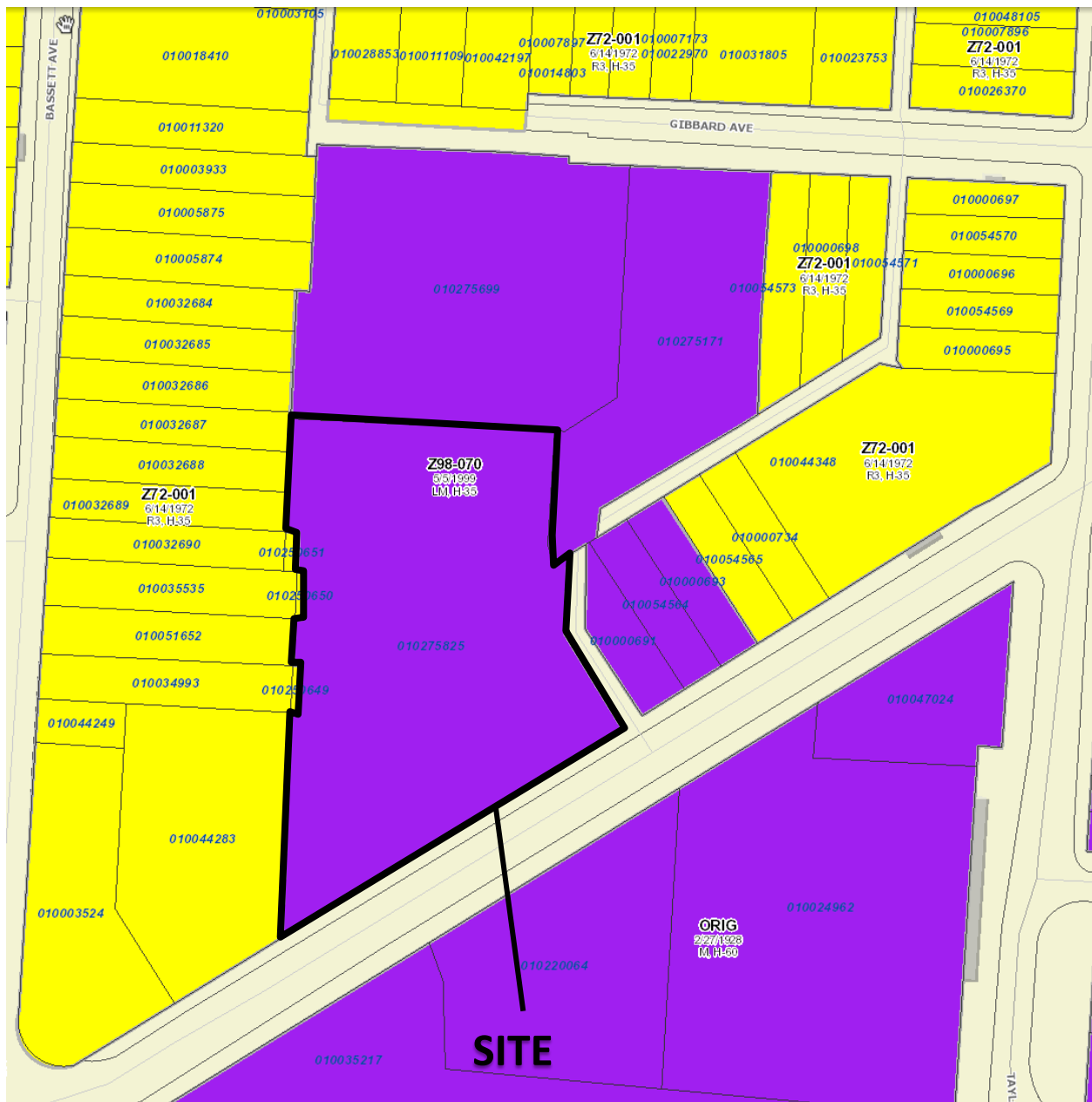
Thence North 58°30'00" East 2.21 feet, along said 0.616 acre tract and said vacated alley to a 5/8" iron pin set in the common corner of lots 7 and 8:

Thence South 31°30'00" East 130.00 feet along the westerly line of lot 8 as conveyed to 127 North Main LLC. By Instrument No. 201207050096234 to a 5/8" iron pin set in the northerly line of said Leonard Avenue;

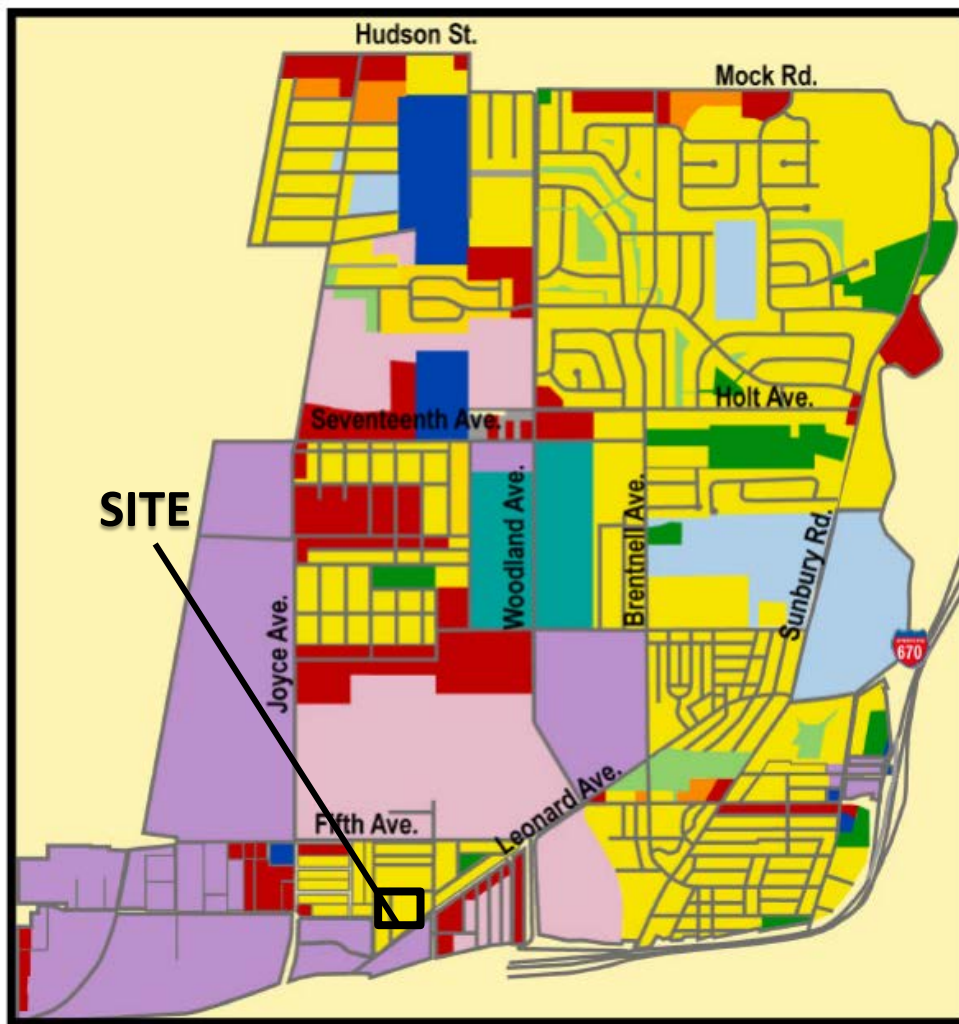
Thence South 58°30'00" West 37.40 feet along the northerly line of said Leonard Avenue to the Principle Place of Beginning and containing 0.0905 acres of land as surveyed in September 2013 by Bemba K. Jones, P.S. Ohio Registered Surveyor #7343, for XYZ Survey Service, LTD.

Bearing are based for this description is the center line of Leonard Avenue being South 58°30'00" West as per Instrument No. 199911090281211.

The iron pins set are 30" in length and 5/8" in diameter still rebar with an orange plastic cap stamped BKJ 7342.



Z15-031
 1560 Old Leonard Avenue
 Approximately 1.52 acres
 Rezoning from L-M to AR-1



- Proposed Land Use**
- Neighborhood Commercial Services
 - Light Manufacturing
 - Multi-family Residential
 - Public/Institutional
 - Single-family Residential**
 - Open Space
 - Office/Light Manufacturing
 - Parkland
 - Cemetery
 - School



Z15-031
 1560 Old Leonard Avenue
 Approximately 1.52 acres
 Rezoning from L-M to AR-1
 North Central Plan (2002)



Z15-031
1560 Old Leonard Avenue
Approximately 1.52 acres
Rezoning from L-M to AR-1

Revised application materials received

7/27/2015

Request converted to L-AR12

LIMITATION TEXT

PROPOSED DISTRICT: L-ARLD

PROPERTY ADDRESS: 1560 Old Leonard Avenue

OWNER: Old Leonard Holdings, LLC

APPLICANT: Michele Reynolds and Nicholas Cavalaris, Attorney

DATE OF TEXT: July 27, 2015

APPLICATION NUMBER: Z15-031

1. **INTRODUCTION:** This vacant site is located north of I-670 approximately one block east of Joyce Avenue within the jurisdiction of the North Central Area Commission. The site is currently zoned Limited Manufacturing – LM. The applicant is seeking rezoning of the property to the L-ARLD zoning district to develop 25 residential units. The buildings shall be three stories and constructed with steel shipping containers and other conventional building materials. Parking for vehicles and bicycles shall be provided as shown on the site plan. The northern portion of the site shall remain green space as depicted on the site plan and may include gardens and recreational space for the residents.
2. **PERMITTED USES:** Those uses permitted in Section 3333.02 ARLD of the Columbus City Code.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 of the Columbus City Code.
 - A. Density, Lot and/or Setback Commitments.
 1. The maximum number of dwelling units shall be 25.
 2. There shall be a minimum number of parking spaces of 38.
 - B. Buffering, Landscaping, Open Space and/or Screening Commitments.
 1. The developer shall install a mixture of eight (8) shade, ornamental and/or evergreen trees as depicted on the site plan.
 2. The developer shall provide green space as depicted on the site plan.
 - C. Building Design and Exterior Treatment Commitments.

Buildings shall be finished on the exteriors with a mixture or single application of steel, glass, brick, stone veneer, wood, cement wood siding, and/or beaded vinyl siding.

D. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Title 33 of the Columbus City Code, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

E. Lighting and Other Environmental Commitments.

1. External lighting, with the exception of entry lighting required by the Building Code, shall be cut-off type fixtures (down lighting) and shall not be higher than eighteen feet (18') provided, however, that the rental office, display/signage areas, and landscaping may be up-lighted from a ground source.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.

F. Miscellaneous Commitments.

1. The Parkland Dedication shall be in compliance with the requirements of the City of Columbus Recreation and Parks Department and shall require that (i) all new sidewalks installed within the site be connected in a network and a minimum of five feet in width, and (ii) that pedestrian signage or other safe pedestrian means (such as texture pavement, stripping) be installed at the entrance of the development.
2. The new access point for the development on Old Leonard Avenue shall be aligned with the access point serving the existing developed property on the south side of Old Leonard Avenue having an address of 1561 Old Leonard Avenue.

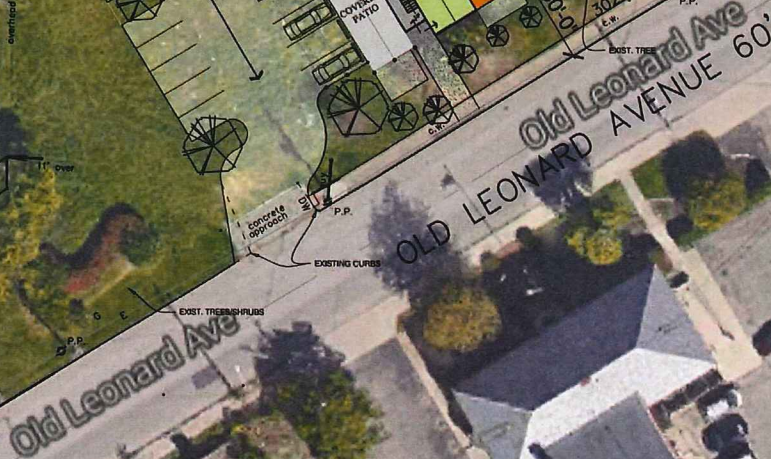
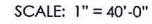
The undersigned, being the applicant/owner of the subject property, does hereby agree singularly and collectively for itself, its successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that it fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provisions of the Columbus City Code.

Old Leonard Holdings, LLC

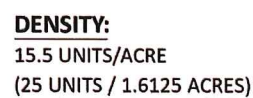
July 27, 2015
Date

Nicholas Cavalari
By: Nicholas Cavalari
Its: Attorney

NISRE, INC.



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3105 Holbrook
Hamtramck, Mi 48212
313.831.2844
www.stevenflum.com

